

South Meadows Transition Committee
November 29, 2023
Meeting Minutes

A Regular Meeting of the South Meadows Transition Committee of the MIRA Dissolution Authority was held on November 29, 2023. Present either in-person or via video or audio conferencing were:

Committee Members: Director William Beccaro (Committee Chairperson)
Director Bert Hunter (Ex Officio)
Director Matthew Dayton
Director Rachel Taylor
Director David Steuber
Member William DiBella
Member Frank Dellaripa
Member Sarah McCoy

Other Directors Present: John Fonfara
Joseph DeNicola
Theodore Bromley

Other Members Present: Thomas Swarr

MIRA Staff Present: Mark Daley, President and CFO
Thomas Gaffey, Director of Recycling and Enforcement
Christopher Shepard, Environmental Compliance Manager
Roger Guzowski, Supply Chain Manager
David Bodendorf, Mgr. of Engineering, Construction & Power Assets
Cheryl Kaminsky, Comptroller
Ann Catino (Halloran & Sage), General Counsel

CT-DEEP Staff Present: Jade Barber
Claire Quinn
Ryan Mowery

TRC Environmental Corp. Staff Present: Carl Stopper

Others Present: (860) 241-7700 (call-in via Zoom)

This meeting was recorded via ZOOM conferencing and is posted on the Authority's website at:
<https://www.ctmira.org/mira-dissolution-authority-south-meadows-transition-committee>

1. Call to Order; Chair’s Welcome

Committee Chairman Beccaro called the meeting to order at 11:04 a.m.

2. Public Comment (3 minutes per speaker)

Committee Chairman Beccaro invited members of the public to address the Committee. There were no public comments, and Chairman Beccaro proceeded with the next agenda item.

3. Approval of Minutes of the November 1, 2023 Regular Committee Meeting

Chairperson Beccaro requested a motion to approve the minutes of the November 1, 2023 Regular Committee Meeting. The motion was made by Director Taylor and seconded by Director Steuber.

Director Hunter requested that the listing of Directors and Members present further specify which Directors and Members are assigned to this Committee, and which are not.

The motion was approved unanimously as indicated below:

Director	Raised	Second	Aye	Nay	Abstain
Chairperson Beccaro			X		
Bert Hunter			X		
Matthew Dayton			X		
Rachel Taylor	X		X		
Dave Steuber		X	X		

4. Discussion of Second Full Draft Request for Proposals (RFP) to Conduct the South Meadows Redevelopment Considerations Study

There was discussion regarding a “red-line” version of the draft RFP background and scope from Director Beccaro that was provided to all Directors and Members on November 27, 2023. Director Beccaro noted that he had three things in mind with the “red-line” version that he offered: (1) provide proposers with an overview of who we are and what we need to accomplish; (2) provide the scope of services required; and (3) define the minimum clean-up requirements, in terms of work required, time to complete the work and cost, before future re-development can proceed (i.e., what is required for industrial/commercial re-development, with and without structures remaining? What is required for residential re-development, with and without structures remaining?).

Director Dayton agreed with what he understood to be Director Beccaro’s intent – the final study report needs to detail what is required to achieve a few, specific, environmental baselines (i.e., industrial/commercial and residential). Director Dayton

stated that the use of the term “high level unconstrained development alternatives” is beyond our charge, and that final study report that results from this RFP should be more quantitative in nature than qualitative. Director Fonfara concurred, stating that he does not support having consultants making any re-development decisions or judgements as part of this study. Director Dayton also stated that, if partitioning the property is considered in the study, then each partition should be evaluated for both industrial/commercial and residential baselines. Member Swarr stated that the Authority’s charge for this study does not include economic analyses and assessment of community infrastructure; therefore, both of these topics should be removed from the RFP scope of work before it is issued. Member Swarr also recommended that this study contain an evaluation of potential environmental and public health risks that would be associated with any future environmental remediation activities that may be required. Director Steuber stated his belief that this study will set the stage for a second, more qualitative study.

There was discussion regarding the timing of the RFP and study, considering that the closure plan has not yet been implemented because it is still pending approval by DEEP. Director Beccaro asked if the quality of the final study report would suffer because the closure plan has not yet been implemented. Mr. Shepard stated that he believed that any such impacts to the report quality would be minor because the closure plan is primarily concerned with the removal of waste and waste residues from structures and equipment that were used for waste processing and combustion; therefore, any impacts from the pending status of the closure plan would primarily be associated with those baseline evaluations that include re-use of the existing site buildings, since the Authority and DEEP have not yet agreed upon the “clean” closure standards that will apply to site building surfaces (which is one reason that DEEP has not yet approved the closure plan). Mr. Shepard also stated that the State’s Remediation Standard Regulations (RSRs) apply to environmental media (i.e., site soils and groundwater), and that the site’s environmental media have already been well characterized by TRC in meeting the Transfer Act obligations.

There was also discussion regarding engagement with the City of Hartford during the study. Director Taylor asked what input would be required from Hartford if the “qualitative” aspects of the study are removed. Member Swarr stated his recommendation that outreach associated with this study should be focused on education, and to finding out what questions people may have that need to be answered by this study or by a potential, subsequent study. Director Dayton noted that the five Members appointed to the Authority Board by the Hartford City Council are part of the engagement of the Authority with the City. Director Fonfara stated that there are both business and residential communities within the neighborhood of the South Meadows property that should be considered, and that the property seems like it could serve as an asset to the region, not just the City.

Member Swarr raised questions regarding what work would be required to ensure that the property is kept safe and secure until it is re-developed. Mr. Daley stated that a site operations plan could be assembled, but that such a plan has not been considered as part of this study. Ms. Catino noted that the Verification Report that is currently being updated by TRC will include a summary of post-closure care and maintenance requirements associated with each engineered control that has been installed on-site to render remaining site contamination inaccessible and/or environmentally-isolated; however, the Verification Report would not touch on other operational concerns, such as general site security.

There was also discussion regarding the “Study Working Group” that is contemplated in the draft RFP. Chairman Beccaro replaced “Study Working Group” with “the Authority” in the “red-line” version of the draft RFP background and scope that was provided to all Directors and Members on November 27, 2023. Mr. Daley stated that he believed setting up a “Study Working Group” would be subject to discussion and selection by the full Board. Director Taylor stated that she hoped that the members of such “Study Working Group” would be expanded beyond Directors and Members of the Board. Director Steuber stated that establishment of a “Study Working Group” beyond the South Meadows Transition Committee seemed overly-bureaucratic for this study, but he could envision such “Study Working Group” during the following, more qualitative, development study that will likely be conducted.

Mr. Daley and Chairperson Beccaro reviewed the steps that will be taken in drafting the next draft revision of the RFP background and scope, and Mr. Daley indicated that there would probably be two revolutions of the draft RFP between today’s Committee meeting and the next regularly-scheduled Committee meeting in January 2024. Chairperson Beccaro expressed that he is willing to review those additional revolutions of the draft RFP and share them with others Committee members who are interested in order to keep moving this process forward.

Director DeNicola commented on the path being put in place by this Committee that essentially bifurcates this environmental study from a re-development/economic analysis study that would be completed in the future. Director DeNicola stated that he is used to seeing both environmental and development studies completed together or on similar timelines, so he would appreciate it if the Committee would be able to lay out the timelines required, and the advantages offered, by completing these studies in a more sequential manner.

Member DiBella also commented regarding external factors that he believes will impact future re-development; specifically, the flood control dike. Member DiBella stated that there is a seepage issue with the flood control dike that they have been

struggling with for five years because it is a \$100 million issue that nobody is willing to pay to address. Member DiBella noted that the dike could potentially fail and “25% of Hartford’s grand list” would be destroyed if the Connecticut River reaches an elevation of 30’.

Chairperson Beccaro inquired of Authority staff if the proposed timeline for issuance of the RFP after the January 2024 meeting of the full Board was realistic. Mr. Guzowski stated that he believes that the timeline is realistic given that the scope of work is coming into better focus and is not expanding. Chairperson Beccaro expressed that he is more interested in ensuring a high quality final report than meeting an arbitrary deadline, and that we will keep moving forward with the anticipated RFP issuance date of January 18, 2024, but that date is not a hard deadline.

5. Other Items Brought Before Committee

Committee Chairman Beccaro inquired if there were additional items to be brought before the Committee. There were none.

6. Adjournment

Director Beccaro requested a motion to adjourn, and the meeting was adjourned at 12:22 pm.